



## 2253 Wilgress Rd Nanaimo BC

\$1,999,900

Offered far below assessed value at \$2,753,000 asking \$1,999,900. Perfect for the self-user to make this your own space and have additional rental units. It is located in the heart of Nanaimo's industrial area, offering approximately an 18,964 sft building on two floors, 12 units can be opened to make it larger. Only minutes to the Ferry, shopping all major Hwys. Zoned I1 Highway Industrial IE: uses Retail, Mechanical, Manufacturing, Boat, Storage, and Sales Services, etc. The property faces Wilgress and borders the highway with great exposure for those who want free marketing. The building was built in 1976 , needs some updating, concrete block with 12 ft ceilings, has had a few updates. Currently, out of the 12 units three units are occupied on month-to-month leases. Large lot 22,651 sft and is located at the end of the street offering some privacy yet great exposure, great opportunity, Call for further info.

Listing Presented By:



Originally Listed by:  
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